



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3009404

Applicant Name: Anne Van Dyne for Ashraf Awad

Address of Proposal: 8118 Delridge Way SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land in an environmentally critical area. Proposed parcel sizes are: X) 2,435.6 sq. ft., Y) 4,057.9 sq. ft.; and Z) 3,845.5 sq. ft. Existing garage to be removed. Existing residential structures to remain.

The following approvals are required:

Short Subdivision - to divide two parcels of land into three parcels.
(Seattle Municipal Code Chapter 23.24)

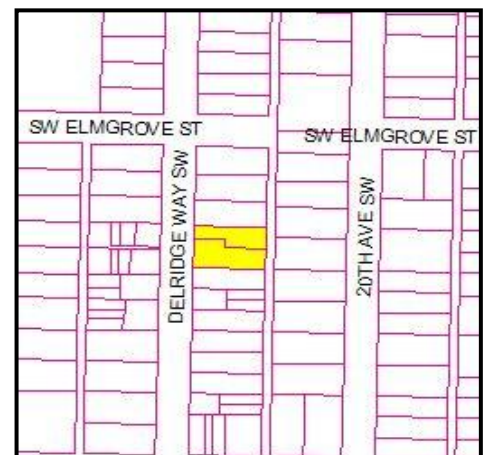
SEPA – Environmental Determination – Review of development proposals in areas mapped as Environmentally Critical Areas, Chapter 25.05, Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The proposal site is located in a Multi-family Residential, Lowrise 1 (L-1) on the east side of Delridge Way SW midblock between SW Elmgrove Street and SW Thistle Street in the Highland Park Neighborhood. The existing parcels total approximately 10,341.4 square feet, have frontage on Delridge Way SW and are accessed by a 16-foot north/south alley.



According to the applicant, the existing parcel to the north contains a triplex and the parcel to the south contains a duplex. These structures are to remain. The eastern one-third of the both parcels is a steep slope approximately 16 feet high with slopes that exceed 40%. The sloped area is developed with the duplex on the north parcel and has been cut away for parking on the south parcel. A concrete retaining wall secures the slope above the parking.

Area Development

The surrounding property is developed with a mixture of single family and multi-family residences. Delridge Way is zoned Lowrise-1 on the east and west and changes to Single Family 5000 to the east and west.

Proposal Description

The applicant proposes to short subdivide the two parcels of land into three parcels: Parcel X) 2,435.6 square feet, Parcel Y) 4,057.9 square feet; and Parcel Z) 3,845.5 square feet. The environmentally critical steep slope located on Parcel B met the criteria for a steep slope exemption per SMC 25.09.180.D. It was determined that the slope area was created as a result of previous grading and existing development. The existing triplex and duplex are proposed to remain.

Vehicle access to Proposed Parcel Y will be from the alley and parking for this parcel will be on the existing southern parcel. Proposed Parcels X and Z will have vehicular access from Delridge Way SW. Two new parking pads are proposed for Parcel Z which contains the existing duplex.

The underlying L-1 zoning has a density allowance of one unit per 1,600 sq. ft., thus, allowing one single family structure on Proposed Parcel X.

Public Comments

No comments were received during the public comment period which ended November 12, 2008.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development; review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The lots created by the proposed short subdivision will conform to all development standards of the L1 zone. The lot configurations provide adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards for existing and proposed development on the parcels. Any new development must conform to land use code requirements at the time of application.

The Seattle Comprehensive Plan's land use policies for Lowrise multi-family areas generally are designed to preserve the residential character of the surrounding neighborhood and discourage the

demolition and displacement of residences. This proposal will create a new lot in a Lowrise zone and demolition of the existing residence is not proposed. Therefore, this proposal is consistent with applicable land use policies.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

The proposed parcels will have adequate vehicle and utility access to the abutting residential streets. The Seattle Fire Department provides emergency vehicle access to the site and has approved the proposal. Seattle City Light provides electrical service to the subject property and has indicated that an easement for electrical facilities will not be necessary for the proposal. All existing utility lines must be shown on the face of the plat.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

The existing property is connected with a sidesewer to an 8-inch public sanitary sewer main located in Delridge Way SW. There is also an 8-inch storm drain located in Delridge Way SW that serves the site.

Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate, No 20081211, on November 7, 2008. All conditions on the certificate must be met prior to receiving water service.

4. Whether the public use and interests are served by permitting the proposed division of land;

The proposed subdivision is consistent with relevant L-1 zone land use policies and meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interests are served by permitting the proposed division of land.

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;

The proposal site contains steep slope environmentally critical areas as defined in Seattle Municipal Code Chapter 25.09. However, as a result of steep slope exemption approval, the proposal is not subject to the steep slope standards of Environmentally Critical Areas Ordinance.

6. Is designed to maximize the retention of existing trees;

The design of the plat will allow for retention of trees on the site. The applicant must note on the face of the plat that all future construction on proposed parcel X must comply with the tree removal/retention development standards of SMC 23.45.015.C.

7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

This criterion is not applicable to this short subdivision.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED** subject to the conditions noted at the end of the report.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist (dated October 17, 2008), a geo-technical report prepared by Cornerstone Geotechnical, Inc. (dated November 3, 2008), and supplemental information in the project file submitted by the applicant. The information in the checklist, the supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

Long-term or use related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased pedestrian and vehicular traffic; parking demand due to residents and visitors; increased airborne emissions resulting from additional traffic; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

Even though the proposal is exempted from the steep slope Environmentally Critical Areas steep slope development standards, the proposal is subject to the standards for landslide prone areas. The construction plans will be reviewed for stability and soils considerations by DPD's Geotechnical Engineer and the Building Plans Examiner, who will also require any additional soils-related information, recommendations, declarations, covenants and bonds as necessary in accordance with Director's Rule 2-87 prior to issuance of the Master Use Permit. As indicated by the soils report, this project (as recommended by the geotechnical engineer) will not significantly increase the risk of land instability.

Summary

In conclusion, several effects on the environment would result from the proposed development. However, all of the identified impacts are minor in scope and will be mitigated by existing codes and ordinances. No further mitigation pursuant to SEPA policies is warranted.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- ☐ [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. Add the conditions of approval after recording on the face of the plat, or on a separate page if needed. If necessary, renumber the pages.
3. The location of existing utility lines shall be shown on the face of the plat.
4. A note on the face of the plat shall state that tree removal on Parcel X shall be subject to the development standards of SMC 23.45.015.C for all future construction.

Prior to Sale or Transfer of Ownership of Parcel X

5. Existing garage located on Parcel X and Parcel Z is to be legally removed.

After Recording and Prior to Issuance of a Building Permits

6. A copy of the recorded short subdivision shall be attached to all building permit sets of plans for future construction on Parcel X.

Signature: (signature on file) Date: July 9, 2009
Marti Stave, Land Use Planner
Department of Planning and Development

MS:bg